149.0	0007	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,200 /	750,200
					USE VALUE:	750,200 /	750,200
					ASSESSED:	750,200 /	750,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
353		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORAN JOHN J & KATHLEEN A
Owner 2:	
Owner 3:	
Street 1:	353 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,851 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 1689 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4851.000	297,200	600	452,400	750,200
Total Card	0.111	297,200	600	452,400	750,200
Total Parcel	0.111	297,200	600	452,400	750,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.17 | /Parcel: 444.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98557
GIS Ref
GIS Ref
Insp Date 01/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0007-0008.0

!11689!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,200	600	4,851.	452,400	750,200	750,200	Year End Roll	12/18/2019
2019	101	FV	237,700	600	4,851.	424,100	662,400	662,400	Year End Roll	1/3/2019
2018	101	FV	237,700	600	4,851.	350,600	588,900	588,900	Year End Roll	12/20/2017
2017	101	FV	237,700	600	4,851.	322,400	560,700	560,700	Year End Roll	1/3/2017
2016	101	FV	237,700	600	4,851.	294,100	532,400	532,400	Year End	1/4/2016
2015	101	FV	222,800	600	4,851.	288,400	511,800	511,800	Year End Roll	12/11/2014
2014	101	FV	222,800	600	4,851.	268,100	491,500	491,500	Year End Roll	12/16/2013
2013	101	FV	222,800	600	4,851.	255,100	478,500	478,500		12/13/2012

PRINT

Date	Time
12/11/20	01:49:53

LAST REV

Date	Time
05/24/16	09:17:06
ekelly	
11689	

USER DEFINED

Prior Id # 1:	98557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12962-413		4/16/1976		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1425	Redo Bat	17,000					Remodel existing b

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
1/14/2009	Meas/Inspect	372	PATRIOT
4/28/2000	Inspected	264	PATRIOT
11/23/1999	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4851		Sq. Ft.	Site		0	80.	1.17	9									452,424						452,400	

Total AC/HA:	0.11136	Total SF/SM:	4851	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	452,424	Spl Credit		Total:	452,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34078944
Const Adj.:	0.98990101
Adj $ / SQ:	172.542
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403749
Depreciation:	106590
Depreciated Total:	297159

COMMENTS

UAT NOT HEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

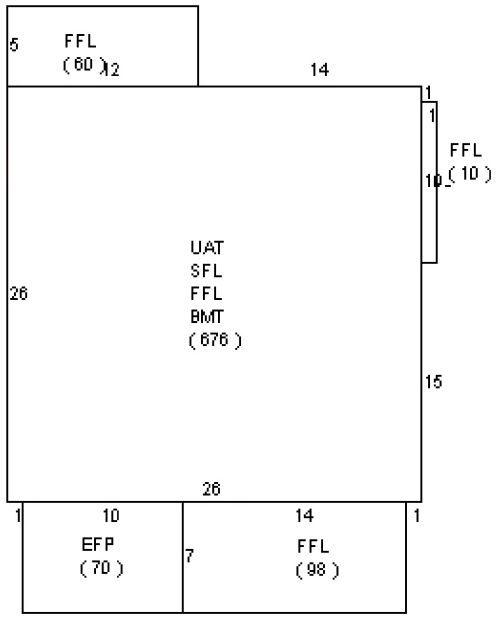
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.54
Special Features:	0	Val/Su Net:	122.05
Final Total:	297200	Val/Su SzAd	195.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	844	172.540	145,626
BMT	Basement	676	51.760	34,992
SFL	Second Floor	676	172.540	116,639
UAT	Upper Attic	169	120.780	20,412
EFP	Enclos Porch	70	65.450	4,582

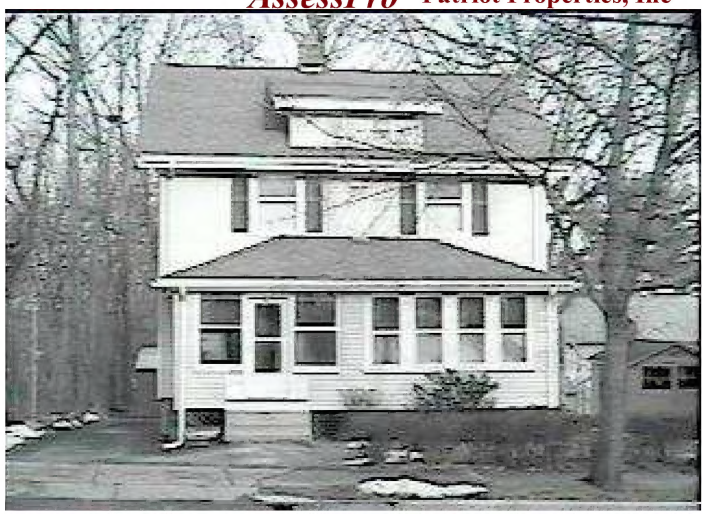
Net Sketched Area:	2,435			Total:	322,251
Size Ad	1520	Gross Are	2942	FinArea	1689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	GD	1999	0.00	T	12	101						
19	Patio	D	Y	1	14X20	A	AV	1960	3.59	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600